

ORDINANCE NO. 2019-1572

AN ORDINANCE OF THE CITY OF CHELAN,  
WASHINGTON ANNEXING CERTAIN REAL PROPERTY  
INTO THE CITY OF CHELAN KNOWN AS THE CHELAN  
FRUIT ANNEXATION; PROVIDING FOR THE  
ASSUMPTION OF EXISTING INDEBTEDNESS AND  
ZONING DESIGNATION; AND ESTABLISHING AN  
EFFECTIVE DATE

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RECITALS

**WHEREAS**, Seven Acres Foundation and Real Life filed a “Notice of Intent to Commence Annexation Proceedings to the City of Chelan Washington” with the City on August 27, 2019 to annex the property they own into the City under the “10% Petition” method authorized by RCW 35A.14.020, *et. seq.*

**WHEREAS**, the City Council accepted the Notice of Intent to Annex on October 8, 2019, as proposed, without expanding the annexation boundary and described in *Exhibit A* (the “Annexation Area”) and depicted in *Exhibit B*. The Annexation Area would assume its share of the City’s indebtedness and the Annexation Area would be zoned as Single Family Residential, according to the City’s pre-annexation zoning map.

**WHEREAS**, subsequent to the City Council’s acceptance of the Notice of Intent to Annex, the owners of all properties within the Annexation Area (the “Property Owners”) agreed that the Annexation Area be annexed into the City, thereby converting the process of annexation into the “60% Petition Method” authorized by RCW 35A.14.120, *et. seq.*

**WHEREAS**, Chelan County Assessor issued a “Determination of Sufficiency of Petition for Annexation” for the Chelan Fruit Annexation on March 8, 2018, *Exhibit C*.

**WHEREAS**, on November 12, 2019, the City Council scheduled a public hearing for November 26, 2019 to afford interested persons to appear and voice approval or disapproval of the annexation of the Annexation Area into the City and directed the City’s Staff to provide notice of the public hearing;

**WHEREAS**, the City Council held the public hearing on November 26, 2019 and determined notice of the public hearing was properly given; and

**WHEREAS**, the City Council has carefully reviewed and considered the annexation of the Annexation Area, and finds that the best interest of the City will be served and that it is appropriate to good government of the City to annex the Annexation Area into the City.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CHELAN, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. Incorporation of Recitals.** The above recitals and the attached Exhibits are incorporated in and made a part of this Ordinance.

**Section 2. Method of Annexation.** The Annexation Area is annexed into the City under the “60% Petition Annexation Method” authorized by RCW 35A.14.120, *et seq.*

**Section 3. Transfer of Water Rights.** All water rights appurtenant to properties in the Annexation Area shall be transferred to the City at the time of development, under Chapter 13.40 of the Chelan Municipal Code.

**Section 5. Assumption of Indebtedness.** The properties within the Annexation Area shall be assessed and taxed at the same rate and on the same basis as the property within the City is assessed and taxed, to pay for all of the outstanding indebtedness of the City.

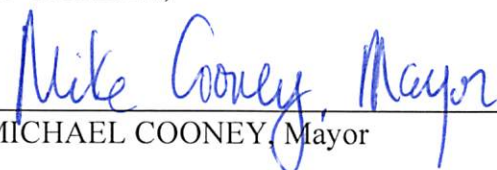
**Section 6. Zoning Designation.** The Annexation Area shall be zoned Single Family, as depicted in the official pre-annexation zoning map of the City. The Community Development Director shall insert the appropriate zoning for the Annexation Area on the official zoning map of the City on the effective date of this Ordinance.

**Section 7. Publication.** The Clerk shall cause the title of this Ordinance to be published in a newspaper of general circulation in the City and the City’s official newspaper and shall file a certified copy of this Ordinance with the Board of Commissioners for Chelan County.

**Section 8. Effective Date.** This Ordinance shall become effective thirty days after passage, approval and publication.

**PASSED** at the regular session of the City Council of the City of Chelan, Washington on December 17, 2019.

**CITY OF CHELAN,**

By:   
MICHAEL COONEY, Mayor

ATTEST:

By:   
PERI S. GALLUCCI, City Clerk

APPROVED AS TO FORM:

By:   
QUENTIN D. BATJER, City Attorney

**FILED WITH THE CITY CLERK: December 10, 2019**  
**PASSED BY THE CITY COUNCIL: December 17, 2019**  
**PUBLISHED: December 25, 2019**  
**EFFECTIVE DATE: January 24, 2020**  
**ORDINANCE NO.: 2019-1572**

Ord2019-1572  
Exhibit A

Auditor's Parcel Number 272319110525 and 272319110500

All that part of the West half of the Northeast quarter of the Northeast quarter of Section 19, Township 27 North, Range 23 E.W.M., Chelan County, Washington, more particularly described as follows:  
Beginning at the Southwest corner of Southwest quarter of the Northeast quarter of the Northeast quarter of Section 19 and running thence North 86°48'30" East along the South boundary of said subdivision for a distance of 400 feet to the Point of Beginning;  
thence continuing along the South boundary, for a distance of 225.35 feet to a on the westerly right of way of Anderson Road; thence continuing to the easterly right of way of said Anderson Road; thence along the easterly right of way, North 00°20'33 East for a distance of 510.20 feet more or less; thence leaving said easterly right of way of said Anderson Road and running South 87°00'30" West to a point on the westerly right of way of said Anderson Road; thence leaving said right of way, South 87°00'30" West for a distance of 120 feet; thence North 00°42'45" East for a distance of 150 feet to the North boundary of said Southwest quarter of the Northeast quarter of the Northeast quarter; thence South 86°59'36" West along the North boundary for a distance of 176.75 feet; thence North 00°14'42 West a distance of 252.06 feet; thence South 86°49'28" West a distance of 114.69 feet; thence North 00°29'02" West a distance of 155.88 feet; thence South 86°41'12" West a distance of 141.18 feet; thence South 00°08'48" East a distance of 405.93 feet; thence South 86°59'36" West a distance of 69.50 feet; thence South 00°08'48" East a distance of 278.60 feet; thence South 48°22'59" East a distance of 535.77 feet to the Point of Beginning.

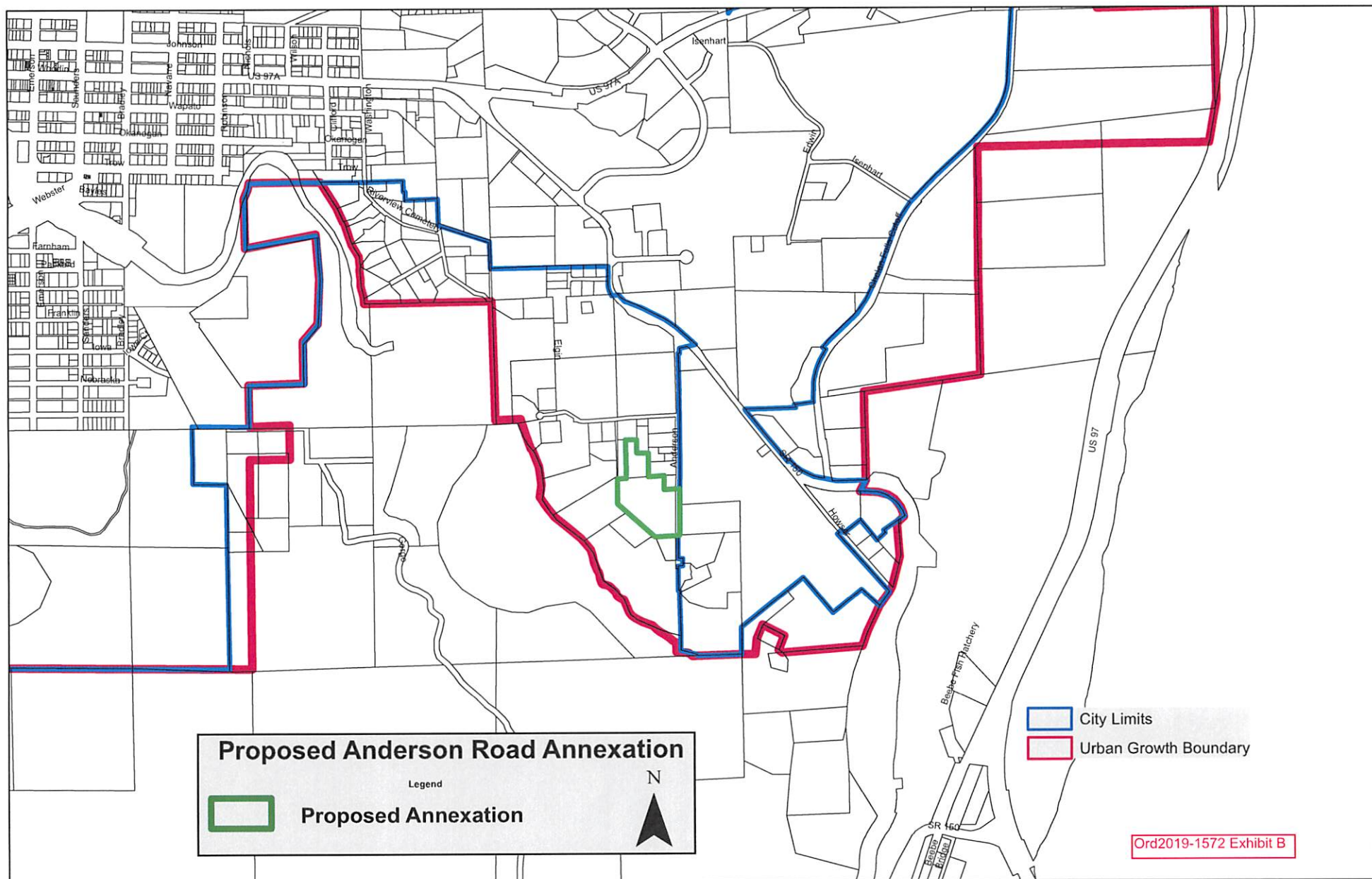
Also known as Parcels A and B, Certificate of Exemption, CE 2001-032 recorded December 4, 2001 under Auditor's File Number 2105984.

RECEIVED

AUG 27 2019

CITY OF CHELAN  
BUILDING & PLANNING





## EXHIBIT C



**Deanna C. Walter**  
**CHELAN COUNTY ASSESSOR**

350 Orondo Ave, Suite 6  
Wenatchee, WA 98801-2885  
PHONE: 509-667-6365 FAX: 509-667-6664  
WEBSITE: <http://www.co.chelan.wa.us/assessor>

**DETERMINATION OF SUFFICIENCY OF PETITION  
FOR ANNEXATION  
(RCW 35.21.005 / RCW 35A.01.040)**

**DIRECT PETITION METHOD  
(RCW 35.13 / RCW 35A.14)**

Name of Annexation: 2019-01 Anderson Annexation  
Date petition submitted to County Assessor: 11/18/2019  
Terminal Date (RCW 35.31.004): 11/28/2019

The petition ☒ DOES ☐ DOES NOT meet the required minimum 60% of assessed value.

Total Assessed Value of proposed annexation area: \$339,463

Total Assessed Value of petition: \$339,463

Percent of Assessed Value: 100%

Deanna Walter  
Deanna Walter, Assessor

11/28/19  
Date